

<b>Address:</b>	Holy Trinity Church Finchley Road London NW3 5HT		<b>1</b>
<b>Application Number:</b>	2017/2092/P	<b>Officer:</b> David Peres Da Costa	
<b>Ward:</b>	Frognal and Fitzjohns		
<b>Date Received:</b>	07/04/2017		
<p><b>Proposal:</b> Erection of 6 storey building (including excavation of ground floor level) to provide a Christian community centre (Sui Generis), including worship space and performance venue (450 seat auditorium), café, flexible community space, recording studio, employment readiness training facilities, supported residential accommodation at 4th floor (2 x 2-bed flat &amp; 1 x 3-bed flats) and theological student accommodation at 5th floor level (1x1bed flat and 1x2 bed flat) with rear and side roof terraces at 5th and 3rd floor level, balcony at 4th floor level, associated bin store, cycle store and substation following demolition of existing church.</p>			
<p><b>Background Papers, Supporting Documents and Drawing Numbers:</b>  Drawing numbers: 1326-HT:-SP-001 P7; XSP-001 P1; XP-001 P1; XP-002 P1; XE-001 P1; XE-002 P2; P-001 P13; <b>P-002 P14</b>; P-003 P11; P-004 P11; P-005 P12; P-006 P13; P-007 P12; P-008 P6; P-009 P5; S-001 P14; S-002 P11; S-003 P10; S-005 P8; S-006 P4; E-001 P9; <b>E-002 P9</b>; E-003 P7; E-004 P1;</p> <p>Supporting documents: Construction Method Statement and Basement Impact Assessment prepared by Price &amp; Myers and GEA dated Dec 16; Cover letter prepared by Lichfields dated 7/04/17; Planning Statement prepared by Lichfields dated 7/04/17; Design and Access Statement prepared by Howarth Tompkins dated April 2017; Daylight and Sunlight Assessment prepared by Point 2 Surveyors dated April 2017; Transport Statement including Draft Travel Plan prepared by Lime Transport dated 6/04/17; Construction Management Plan prepared by Tandem Projects dated Dec 16; Energy Statement prepared by Skelly and Couch dated 06/04/2017; Building Uses and Management Plan prepared by Tandem Projects/HTC dated Sept 2017; Acoustic Report (Noise and Vibration Impact Assessment) prepared by CharcoalBlue dated 8/6/17; Sustainability Statement – Design and Construction prepared by Skelly &amp; Couch dated 06/04/2017; Air Quality Assessment prepared by Phlorum dated April 2017; BREEAM report prepared by The Ecology Consultancy dated 27/03/2017; Events Management Plan prepared by HTC; Response to TFL comment prepared by Lichfields dated 07/06/17; Response to access officer prepared by Lichfields dated 08/06/17; Response to designing out crime prepared by Lichfields dated 11/05/17; Response to sustainability officer prepared by Lichfields dated 13/06/17; Response to public consultation comments prepared by Lichfields dated 12/06/17; Response to BIA audit prepared by Lichfields dated 14/07/17; BRUKL calculations; Site investigation and BIA prepared by GEA dated July 2017; Proposed use of the 4<sup>th</sup> floor; Rapid HIA dated April 2017; <b>Response to Major Case Conference prepared by Lichfields dated 12/07/17;</b> <b>BIA Audit prepared by Campbell Reith dated September 2017</b></p>			
<p><b>RECOMMENDATION SUMMARY:</b> Grant conditional planning permission subject to a Section106 legal agreement</p>			
<b>Applicant:</b> Holy Trinity Church		<b>Agent:</b> Lichfields	

Holy Trinity Church Finchley Road London NW3 5HT	14 Regents Wharf All Saints Street London N1 9RL
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## ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace (GIA)
Existing	D1	Non-residential institutions	501m <sup>2</sup>
Proposed		Sui Generis (Use does not fall within any Use Class as it is a mix of uses)	2,398m <sup>2</sup>
Net Additional			1,849m <sup>2</sup>

Residential Use Details:										
	Residential Type	No. of Bedrooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	Flat/Maisonette									
Proposed	Flat/Maisonette	1	1							

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	2	
Proposed		1

## OFFICERS' REPORT

**Reason for Referral to Committee:** Major development involving the construction of more than 1000 sq. mtrs of non-residential floorspace.

### 1. SITE

- 1.1. The site comprises a part single storey part 2 storey church on the east side of Finchley Road. The site does not fall within a conservation area, however part of the South Hampstead Conservation Area boundary is located to the south of the site (opposite Lief House). To the north and east of the site (approximately 20m away) is the Fitzjohn's Netherhall Conservation Area. The site is not listed or locally listed.
- 1.2. To the west of Holy Trinity Church (HTC) is Lief House a 4 storey building occupied by the British College of Osteopathic Medicine (BCOM). To the north of the site is Alban House, a 7 storey residential block overlooking the site. Alban House is

accessed via an entrance next to the rear of the church. The pedestrian walkway between Holy Trinity Church and Lief House provides access to this entrance. It is clear from the planning history that Alban House and Lief House were built as part of the same development as Holy Trinity Church in the 1970's. These buildings replaced an earlier Victorian church. Between Lief House and Alban House there is an area for car parking. The site includes a small part of this area and also Sumpter Close to the north of Lief house

- 1.3. To the north of the site is 120 Finchley Road, a part 4-storey, part 7-storey building which provides hostel accommodation (91 non-self-contained units which are occupied for a period of at least 90 days) for students/postgrads, visitors to London and young professionals. This building has recently been completed. Opposite the site (on the other side of Finchley Road) is the 'locally listed' St John's Court. The church site is also opposite Finchley Rd Tube Station.
- 1.4. The site falls within Swiss Cottage/Finchley Road Town Centre.

## **2. THE PROPOSAL**

2.1. Planning permission is sought for the following:

- Redevelopment of existing part single storey part 2 storey church to provide 6 storey mixed use multifunctional Christian Community Centre (the Lighthouse) (*Sui Generis*).
- The building would be 6 storeys adjoining Finchley Road with a stepped design on its east west axis, dropping down to 2 storeys at the rear of the site adjacent to Alban House.
- Behind the 6 storey front elevation, the building would have a stepped design on its north south axis, so that the part closest to Lief house would be 3 storeys and the remainder of the front part of the building would be 6 storeys.
- Lower ground level multi-purpose room for meetings, school sport activities and music, with a capacity of 50, plus a recording studio;
- Café fronting Finchley Road, at ground and first floor levels (for a maximum capacity of 30 people);
- Two-storey 450 seat auditorium, at first and second floor levels;
- Ancillary flexible spaces for ministry, community uses and administration at first, second and third floor levels;
- Supported residential accommodation for vulnerable 16-25 year olds on 4<sup>th</sup> floor (1 x 2-bed flat & 2 x 3-bed flats);
- 2 flats 1x1bed flat and 1x2 bed flat at fifth floor level (providing affordable accommodation for students at London based Church of England training colleges).
- The proposed building would provide 2126sqm (uplift of 1601sq) and includes excavation of the ground floor level.

## Revisions

- 2.2. The scheme has been revised during the course of the application to remove a balcony at 5<sup>th</sup> floor level (on the north elevation) and 8 additional short stay cycle parking spaces would be provided on Sumpter Close.
- 2.3. Following discussions with the Council's Strategy and Commissioning Manager (Children's Care Provision), the supported residential accommodation would be provided as part of the Council's 'move through' service where staff provide low support (non 24 hour) to give young people the opportunity to live more independently before they move into their own accommodation (rather than a 'high support service').

## 3. RELEVANT HISTORY

### Holy Trinity Church

- 3.1. **19766:** The erection of a new church, chapel and hall; a four storey office building with 2 flats above forming a fifth storey, and a 5 storey block of 20 residential flats, and associated parking space on the site occupied by Holy Trinity Church, Finchley Road, NW3 Granted 13/02/1975

### Lief house (formerly Westfield House), 3 Sumpter Close

- 3.2. 28813: Change of use including works of conversion to provide three self-contained flats on the third floor. Granted 02/10/1979
- 3.3. 9400199: Application for a certificate of lawfulness for the existing use of the 3rd floor as offices. Granted 28/04/1994

### 120 Finchley Road

- 3.4. **2010/0552/P:** Erection of part 4-storey, part 7-storey building over two floors of basements to provide hostel (sui generis) with commercial floor space for flexible (B1 (office), retail (Class A1), financial/professional services (Class A2), restaurant/cafe (Class A3) and drinking establishment (Class A4)) uses, including works of hard and soft landscaping (following the demolition of existing buildings). Granted Subject to a Section 106 Legal Agreement 30/04/2010
- 3.5. **2010/3181/P:** Erection of an additional storey to provide further hostel accommodation as an amendment to planning permission 2010/0552/P granted 30/04/2010 (for the erection of part 4-storey, part 7-storey building over two floors of basements to provide hostel (sui generis) with commercial floor space for flexible (B1 (office), retail (Class A1), financial/professional services (Class A2), restaurant/cafe (Class A3) and drinking establishment (Class A4)) uses, including works of hard and soft landscaping). Refused 23/11/2010 Appeal dismissed 23/08/2011

- 3.6. **2012/5608/P**: Erection of an additional storey to provide further hostel accommodation as an amendment to planning permission 2010/0552/P granted 30/04/2010 (for the erection of part 4-storey, part 7-storey building over two floors of basements to provide hostel (sui generis) with commercial floor space for flexible (B1 (office), retail (Class A1), financial/professional services (Class A2), restaurant/cafe (Class A3) and drinking establishment (Class A4)) uses, including works of hard and soft landscaping). Refused 22/01/2013 Appeal dismissed 06/11/2013
- 3.7. **2016/0585/P**: Variation of condition 19 (Approved drawings) of planning permission ref. 2010/0552/P, for erection of part 4-storey, part 7-storey building over two floors of basements to provide hostel (sui generis) with commercial floor space for flexible (Class B1) office space, retail (Class A1), financial/professional services (Class A2), restaurant/cafe (Class A3) and drinking establishment (Class A4)) uses, including works of hard and soft landscaping (following the demolition of existing buildings); namely, amendments to the site boundaries (red line), detailed design to elevations and fenestration' Granted subject to a Section 106 Legal Agreement 27/06/2016

#### **4. CONSULTATIONS**

##### **Statutory Consultees**

- 4.1. Transport for London (TFL)
- 4.2. Discussions have been had with TFL during the course of the application. The concerns raised by the TFL have been addressed by the applicant and as a result, TFL does not consider that the proposal would have a significant adverse impact to the TLRN (Transport for London Road Network) of A41 Finchley Road. The following comments were also provided:

*I am content that the Sunday services have been included in the event management plan; and appreciate that effort have been made to provide additional cycle parking at the car parking area; these should be conditioned by Camden Council.*

*I also note your agreement for conditions in relation to s278 for possible off-site cycle parking provision as well as construction related work; and evidence to confirm the agreement from owner of the car parking for the proposed re-configuration; these are welcomed.*

##### **Non-statutory Consultees**

- 4.3. Thames Water

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to

connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses.

We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

#### Water Comments

On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.

#### 4.4. **Adjoining Occupiers**

<i>Total number of responses received</i>	290
<i>Number in support</i>	285
<i>Number of objections</i>	5

4.5. Two site notices were displayed from 5/5/17 to 26/5/17 and the application was advertised in the local paper on 11/05/17.

4.6. There were 285 letters of support including letters from the Stephen Derby (Director of Interfaith Matters), Jo Rice (Managing Director of the Resurgo, home of the Spear programme), Manjula Lee (CEO of World Wide Generation), Laura Hall (Headteacher of Holy Trinity CE Primary School), Naina Sharon Anand (Founder/ CEO A-C-T International Limited). The letters of support highlighted the following issues:

- The current HTSC church is un-befitting of the landscape on Finchley road between the two neighbouring buildings, so this is a very welcome development; replacing a structure which looks tired and uninspiring with a modern, aesthetically pleasing and interesting building. Existing church is something of an eyesore; Beautiful design in an area that could benefit from stylish architecture; the area of Finchley Road attracts many people, but has no stand out land marks. The Lighthouse project would bring a modern aesthetic to the main road that cannot be found anywhere else; this development in my view will have a very significant positive impact on the surrounding aesthetic environment, really moving the needle towards helping this junction fulfil its true potential.
- The building will be a space that allows much, much more to be done in the community than at present. Existing building is too small. Current lack of space and facilities.
- Community facility: the local area is lacking in community buildings; high time we had a good community facility in the area;
- The main auditorium will double as a worship space and an affordable rehearsal and performance venue for community arts and for schools and other community group use. This will bring the community together and tackle social polarisation by providing open access to facilities, so enhancing social infrastructure. This fits with the Mayor of London's social infrastructure strategy (London Plan Policy 3.16).
- Affordability of the facilities provided: studio gym / coffee shop
- The Lighthouse will be the base of the XLP Charity that works with young people at risk. This will contribute to Camden's Community Safety Partnership priorities of reducing anti-social behaviour.
- The cold weather homeless shelter in the winter months involves the coordination of meals and sleeping arrangements for 14 homeless guests each Saturday from October to February. The existing church building is inadequate for such a programme: the kitchen is too small to adequately serve the guests and the layout of the two main rooms makes it difficult to provide male and female guests with the privacy they desire. The proposed changes to the Lighthouse building would enable us to take a greater number of homeless guests at any one time; furthermore the provision of discrete and separate rooms will allow both male and female guests the privacy they deserve.
- We have a number of sixth form students who are accommodated in hostels which are unsafe and not fit for teenage habitation. I welcome the innovative thinking behind the provision of the three flats for seven looked after children, a safe space for vulnerable teenagers. This is particularly important in light of the findings of Berman and Dar (2013) that over 25% of the adult prison population has been in care at some point during their lives. In 2015, a review by the Prison Reform Trust found that "the majority of children in care have suffered abuse or neglect means they need extra help to rebuild their lives and they must not be written off by society." The Lighthouse will offer vulnerable children an environment in which they can begin to repair and rebuild; where they receive the confidence they need to move into adulthood. Through the SPEAR programme which specifically targets students who are Not in Education, Employment or Training, HTSC is very well placed to provide the pastoral care that these teenagers will require; I love the work of Camden Spear Trust which works with disadvantaged young people, 16 – 24 year olds to support them into sustainable work or education and runs from the current building on this site.

- There is no safe, welcoming and confidential space for people to see the vicar or to receive prayer. The new building will provide counselling rooms and a prayer space for quiet reflection; all conducive to improved mental health
- The current church has no suitable space to run its popular children's groups on a Sunday
- The café is to be run as a social enterprise and aims to offer apprenticeships and employment opportunities for local people; especially graduates of the Spear training course thus reducing unemployment among vulnerable groups.
- modern Lighthouse building could attract and help more people; would address the massive social need of loneliness and isolation in the borough
- all the activities the church would like to offer are faith based, but not faith biased - based on the Christian principles of love, hospitality and service, but open to people of all faiths and none
- supportive of the many non-church facilities that they are planning to implement.

4.7. There were 5 objections from the occupiers of Alban House who raised the following issues:

#### 4.8. Amenity

- Increased activities and people using facilities would adversely affect our residential nature environment
- Overlooking: loss of privacy to front facing flats; It has windows overlooking bedrooms and reception rooms, which would expose our living space and bedrooms at all times.
- Noise: Previously reported to Camden council on numerous occasion, due to the Church's disregard and disrespect to its neighbours. Excessive noise created over the years during the weekends/service times. The church rents out space to private functions and parties. Concerns with the noise from the band used. Consider the church is a public nuisance to their neighbouring residents. Concerns raised with cumulative impact from noise from 120 Finchley Road and finishing times of church; would like condition that no loud noise after 10pm
- Daylight / Sunlight: All main bedrooms and reception rooms of all front facing flats are going to get affected. Remove right of light and will not receive any light into living space. Loss of light would have a significant impact on Alban House's carbon footprint/ higher electricity and gas bills.
- Construction noise: Concerns about the noise and vibrations from construction, already experienced issues with 120 Finchley Road
- Consider proposals will impact living conditions of Alban House residents. . There are disabled and elder residents incapable of moving in this block, who require constant medical attention and care.

#### Crime impact

- safety and security concerns
- Concerns with homeless people and ASB.

#### Transport

- Parking: Concerns about health and safety laws where its visitors are over occupying the parking spaces and right of way shared between Lief House, Alban House and themselves. Concerns about obstructing the fire point marked

in the parking area, and putting the lives of Alban House residents at risk in case of an emergency. In case of an emergency, clear access for emergency services such as ambulance and fire engines is required at all times; enable influx of cars into already congested parking area outside Alban house)

- Disrupt and block access to Alban House - In case of fire and evacuation under the proposed plan, Alban House will become completely isolated and inaccessible to and from the main road both due to the size and also the traffic this scheme is going to create. Concerns the 450 seat auditorium proposal will disrupt and block access to and from the building and Finchley Road. Concerns with health and safety standards as well as building regulations and London fire codes. Concerns the only means of access would be the driveway which is continuously obstructed by the visiting cars and would put Alban House at risk. The proposed plan does not show any provision to retain the alleyway (next to 120 Finchley Rd) at the right side of Holy Trinity Church which is a fire access.
- Increased traffic: Impact from large number of their visitors travel by car. This would have unrepairable consequences, and in effect would make handling of such traffic volumes impossible.
- Rights of way: Such work would revoke two rights of access
- No access for bin lorry to Holy Trinity Church; cumulative impact from this proposal and 120 Finchley Road

#### Air Quality

- Toxic omissions – All waste air will be emitted towards residential blocks. This will call industrial noise in a residential area and impact on health as it is waste toxic air.

#### Structural Impacts

- Concern about damage to Alban house as it is built on an elevated land and soil is made up of clay. Any excavation would have significant impact on Alban Houses' foundation and will lead to damage. There been no inspection of Alban House foundations and no reason given for water under paving stones outside the church. If the water is coming from higher up then the basement will act as a dam causing Alban House more damage.
- Design
- Footprint – scheme should replicate JW3 centre on the Finchley Road which was stepped back drastically from the edge of the street and maintained a minimal footprint to have a low impact on their neighbours.
- Concerns with the scale and size of the building.
- Concerns with the removal of the cross.

#### Use

- The church should not be allowed to change its use to a commercial one. This is a profit making community centre and replicate facilities already available in the area. The area does not need another O2 building.
- This Lightbox building is clearly aimed to attract people from all areas and not the local community.

- 4.9. There was also a letter of comment from a planning consultant on behalf of the residents of Alban House which asked for further information to be provided.

- Management: We would be grateful if the Building Uses and Management Plan could be revised to include more detail of this element, including:
  - Specific measures detailing how any disruptive behaviour will be controlled and avoided
  - Details of any curfew measures
  - Details of levels of staff
  - Details on types of staff (e.g. are they qualified carers?)
- Transport: However, as there are no new car parking spaces provided by the proposed development, it is not clear where the additional vehicles will park, and whether this will put additional stress on parking availability at nearby residential streets – streets used by local residents to park. We request that further clarification is given on this matter in order to ensure that the proposed development will not incur any adverse transport effects.
- Noise: The submitted Noise Impact Assessment fails to assess the noise arising from the new electricity substation which will be located within the car park. We consider that this assessment should therefore be updated in this respect to ensure that the surrounding properties will not be subjected to unacceptable levels of noise.
- Heritage: Clearly the proposed development will affect a number of heritage assets, therefore we consider that a heritage assessment must be submitted in support of the application in order to allow officers to consider whether the proposed development will harm, conserve or enhance these heritage assets.
- Carbon reduction: The submission states that the required 35% carbon reduction target cannot be met due to economic and practical feasibility reasons. While there is an energy statement demonstrating the practicality elements, there does not appear to be any supporting viability assessment to justify that it is not financially feasible. This should be submitted as part of the application in order to fully demonstrate that a 35% carbon reduction is not achievable.
- Cumulative impacts: Some of the submitted technical reports do not assess this neighbouring planning permission at 120 Finchley Road (ref: 2010/0552/P). In particular, we request that the following technical assessments are updated:
  - Air Quality Assessment: To assess the combined emissions from permission 2010/0552/P together with the proposed development.
  - Noise Impact Assessment: Permission 2010/0552/P is potentially noise producing because of the sui generis use proposed which comprises short term lets (for periods of less than 90 days) to students and any other persons deemed appropriate. The noise associated with this development, combined with that of the proposed development, should be assessed in order to ensure satisfactory levels of amenity to the residents of Alban House.

## 5. STATUTORY PROVISIONS

5.1. The statutory provisions principally relevant to the determination of these applications are:

- Section 38(6) of the Planning and Compulsory Purchase Act 2004
- Sections 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Listed Buildings Act”).
- Section 149 of the Equality Act 2010

- 5.2. Section 72(1) of the same Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.
- 5.3. The effects of this section of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption. The NPPF provides guidance on the weight that should be accorded to such harm and in what circumstances such harm might be justified (paras 126-141).
- 5.4. Section 149 of the Equality Act 2010, sets out the Public Sector Equality Duty (PSED). A public authority must, in the exercise of its functions, have due regard to the need to—
- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

## **6. POLICIES**

### **6.1. National and regional policy**

NPPF 2012

NPPG

The London Plan March 2016, consolidated with alterations since 2011

Policy 3.5 Quality and design of housing developments

Policy 3.8 Housing choice

Policy 3.9 Mixed and balanced communities

Policy 3.10 Definition of affordable housing

Policy 3.11 Affordable housing targets

Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes

Policy 3.16 Protection and enhancement of social infrastructure

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.7 Renewable energy

Policy 5.9 Overheating and cooling

Policy 5.3 Sustainable design and construction

Policy 5.10 Urban greening

Policy 5.11 Green roofs and development site environs

Policy 5.13 Sustainable drainage

Policy 5.14 Water quality and wastewater infrastructure

Policy 5.15 Water use and supplies

Policy 6.3 Assessing effects of development on transport capacity

Policy 6.9 Cycling  
Policy 6.10 Walking  
Policy 6.13 Parking  
Policy 7.2 An inclusive environment  
Policy 7.3 Designing out crime  
Policy 7.4 Local character  
Policy 7.5 Public realm  
Policy 7.6 Architecture  
Policy 7.8 Heritage assets and archaeology  
Policy 7.14 Improving air quality  
Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes  
Policy 7.19 Biodiversity and access to nature

**6.2. Camden Local Plan 2017**

G1 Delivery and location of growth  
H1 Maximising housing supply  
H2 Maximising the supply of self-contained housing from mixed-use schemes  
H4 Maximising supply of affordable housing  
H6 Housing choice and mix  
H7 Large and small homes  
C1 Health and wellbeing  
C2 Community facilities  
C3 Cultural and leisure facilities  
C5 Safety and security  
C6 Access for all  
A1 Managing the impact of development  
A2 Open space  
A3 Biodiversity  
A4 Noise and vibration  
A5 Basements  
D1 Design  
D2 Heritage  
CC1 Climate change mitigation  
CC2 Adapting to climate change  
CC3 Water and flooding  
CC4 Air quality  
CC5 Waste  
TC4 Town centres uses  
T1 Prioritising walking, cycling and public transport  
T2 Parking and car-free development  
T3 Transport infrastructure  
T4 Sustainable movement of goods and materials  
DM1 Delivery and monitoring

**6.3. Supplementary Planning Policies**

Camden Planning Guidance  
CPG1 Design  
CPG2 Housing  
CPG3 Sustainability

CPG5 Town centres, retail and employment  
CPG6 Amenity  
CPG7 Transport  
CPG8 Planning obligations

## **7. ASSESSMENT**

- 7.1. The main considerations subject to the assessment of this planning application are:
- Land use
  - Mixed use policy
  - Affordable housing
  - Design and appearance
  - Neighbouring amenity
  - Sustainability
  - SUDS
  - Biodiversity
  - Air Quality
  - Transport
  - Access
  - Designing out crime
  - Planning obligations
  - CIL

## **8. Land Use**

- 8.1. The proposed development is for a mixed use multifunctional Christian Community Centre. The proposal would involve an uplift of 1,849sqm. The Council welcomes investment by faith communities to develop new space to meet or worship, subject to other policies in the Local Plan (paragraph 4.39 of Local Plan). Policy C2 of the Local Plan supports the provision of multi-purpose community facilities and the secure sharing or extended use of facilities that can be accessed by the wider community. The provision of additional floorspace in community use is therefore supported subject to the impacts of the development being acceptable. Likewise, the provision of a multifunctional Christian Community Centre providing a range and extended use of facilities is supported.
- 8.2. The average weekly attendance at HTC is 160 worshipers. The current auditorium does not have the capacity to accommodate the existing congregation. The applicant anticipates that once the Lighthouse is open an additional 300 people will become involved with the Church, increasing numbers attending church services. The proposed 450-seat auditorium would have capacity both for the existing worshipers and for increase in attendance. The provision of this size of auditorium in this highly accessible location is considered to comply with Local Plan policy C2c that requires community facilities to provide access to a service on foot and by sustainable modes of travel. The transport impacts of the proposal are assessed in section 17.
- 8.3. The auditorium would be available for use by voluntary and community sector organisations, agencies and groups and schools at a reduced or peppercorn hire

rate. The Council welcomes this intention and the affordable use would be secured by legal agreement. The space could be used as a performance or conference venue, for example for recitals or amateur dramatic productions and for school assemblies and end of term concerts or ceremonies. The Auditorium and associated flexible 'break out' space would also be available for some commercial hire for business conferences and training events.

- 8.4. The proposed Christian Community Centre would also provide supported residential accommodation for vulnerable 16-18 year olds ('the Ark') and 2 flats (1x1bed flat and 1x2 bed flat) which would provide affordable accommodation for students at London based Church of England training colleges. The proposed Centre would also provide a café, fitness and general activity studio, recording studio at ground floor and flexible spaces at first, second and third floor level. The full details of these uses is set out in a 'Building uses management plan' which would be secured by legal agreement.

#### Supported accommodation

- 8.5. 'The Ark' (4<sup>th</sup> floor) would provide two 2-bed and one 3-bed units of accommodation for those in care or those leaving care. Each unit would have a shower room and small kitchen/dining area. A separate entrance (on the front of the building) to the south of the site would access the accommodation. The access is a shared core (lift and stairs) serving the whole of the Centre.
- 8.6. Local Plan policy H8 supports the development of a variety of housing aimed at meeting the specific needs of older people and vulnerable people provided that the development:
- a) is needed to meet a demonstrable need within the borough and will be targeted at borough residents;
  - b) will be suitable for the intended occupiers in terms of the standard of facilities, the level of independence, and the provision of support and/or care;
  - c) will be accessible to public transport, shops, services, community facilities and social networks appropriate to the needs of the intended occupiers;
  - d) contributes to creating a mixed, inclusive and sustainable community; and
  - e) does not cause harm to nearby residential amenity.
- 8.7. The supported accommodation is proposed to be provided as a low support service for which there is an identified need.
- 8.8. The Council's Strategy and Commissioning Manager has confirmed that the flexibility to use the flats as part of the Council's 'move through' service, which is the last stage of the 'Young People's Pathway' where staff provide low support (non 24 hour) giving young people the opportunity to live more independently before they move into their own accommodation. The Council has very little of this type of accommodation in the area and so the proposed provision will help the Council to ensure Camden's young people have greater choice.

- 8.9. Seven young people will be accommodated in one 3-bedroom flat and two 2-bedroom flats. Each flat would have its own cooking and washing facilities and space. There would be a shared laundry space.
- 8.10. The accommodation would provide a 'move through' home for vulnerable young people aged 16-25 who are, or have been in local authority care and may include those with lower level mental health needs and/or learning difficulties. This provision would be of the kind and have the level of visiting or floating support that would encourage young people to gain full independence and move on from this accommodation after a period of between 6 and 12 months.
- 8.11. It is anticipated that 'the Ark' would be managed by a provider commissioned by Camden Council to run such services on their behalf and whose core values and practices are such that they can work successfully with the Holy Trinity Church through an appropriate partnership agreement.
- 8.12. Camden Council would nominate the young people via the Children and Families Social Services Team as part of the commissioned services Pathways framework.
- 8.13. Holy Trinity would let the premises to the provider through a licence or lease agreement, with appropriate break clauses to allow for timely review of the need for and success of the service.
- 8.14. The Council's Strategy and Commissioning Manager (Care Provision) has confirmed the standard of accommodation is acceptable. The proposed supported accommodation is in a highly accessible location in the Swiss Cottage/Finchley Road Town Centre and so would have access to a range of other shops and services. The proposed accommodation is small scale (7 young people) and so would be unlikely to have an impact on nearby residential amenity. The windows of the supported accommodation would have a vertical slatted screen in front of them which would prevent any overlooking of the properties at the rear. The balcony associated with the supported accommodation is on the side of the building facing towards Lief House. The balcony would also be behind a vertical slatted screen on the north elevation and so would not raise any issues of overlooking. The balcony is some distance (35m) from the nearest residential properties at the rear (i.e. Alban House). As stated above, the accommodation would be accessed by a separate entrance (on the front of the building) to the south of the site. The submitted building uses management plan would ensure the supported accommodation would be managed in an effective way so as not to affect neighbouring amenity. The building uses management plan would be secured by legal agreement.
- 8.15. It is recommended that the provision of the 4<sup>th</sup> floor (247sqm GIA) as supported housing is secured by legal agreement which would include a provision for flexibility to allow the possibility to change the service to higher support for young people, including young people with learning and mental health difficulties dependant on need and availability of funding.

### Student accommodation

- 8.16. As part of the centre, some of the proposed floorspace would comprise student accommodation. One 1-bed flat (49m<sup>2</sup> GIA) and one 2-bed flat (71m<sup>2</sup> GIA) would be provided at fifth floor level. The two bed flat would be wheelchair accessible. These would provide affordable accommodation for students at London based Church of England training colleges.
- 8.17. Local Plan policy H9 seeks a supply of student housing to meet or exceed Camden's target of 160 additional places in student housing per year and will support the development of student housing provided that the development:
- a) will not involve the net loss of 2 or more self-contained homes;
  - b) will not prejudice the Council's ability to meet the target of 742 additional self-contained homes per year;
  - c) will not involve a site identified for self-contained housing through a current planning permission or a development plan document unless it is shown that the site is no longer developable for self-contained housing;
  - d) complies with any relevant standards for houses in multiple occupation (HMOs);
  - e) serves higher education institutions that are accessible from it;
  - f) includes a range of flat layouts including flats with shared facilities wherever practical and appropriate;
  - g) has an undertaking in place to provide housing for students at one or more specific education institutions, or otherwise provide a range of accommodation that is affordable to the student body as a whole;
  - h) will be accessible to public transport, workplaces, shops, services, and community facilities;
  - i) contributes to creating a mixed, inclusive and sustainable community; and
  - j) does not create a harmful concentration of such a use in the local area or cause harm to nearby residential amenity.
- 8.18. The proposed two student flats would be located in a highly accessible location close to a range of facilities in the Swiss Cottage/Finchley Road Town Centre. The two units would not create a harmful concentration of student accommodation. The standard of accommodation would exceed the standards for houses in multiple location and the 1-bed flat would meet the London Plan standards for a 1 bed flat for 1 person (39sqm) and would fall just short of the standard for a 1 bed flat for 2 persons (50sqm). The two bed flat would meet the standard for a 2-bed flat for 4 persons (70sqm).
- 8.19. Holy Trinity Church would own and operate the flats under the auspices of the Church of England. The Church of England is Custodian Trustee of Holy Trinity Church 'for the benefit of the Parish' (the administrative/geographical area for which Holy Trinity Church is responsible).
- 8.20. The planning submission states the student accommodation would be affordable accommodation for trainee Christian ministers and workers. The students/workers are likely to be one of the following:
- Trainee Ordinands or Priests attending the Church of England's St Mellitus Theological Training College based in Kensington SW5. The trainees would

effectively be on placement with Holy Trinity Church for the duration of their course. The role would require them to work for the benefit of the Parish under the guidance and management of Holy Trinity Church.

Such Ordinands are eligible to receive an allowance toward their accommodation. The Church of England and the hosting church (in this case Holy Trinity Church) each pay half of this allowance. The allowance limit is set by the Church of England and the amount paid to/on behalf of a student depends on their circumstances (e.g. single or married). As Holy Trinity would own the accommodation, it would in effect pay itself half of the rent.

- Alternatively, the accommodation may be used by a key worker; a member of Holy Trinity Church staff, for example a Youth Worker. In this instance, the key worker would pay approximately half the going rate for similar rented properties in the area.

#### Ground floor café

- 8.21. The Café (38sqm) would run as a Social Enterprise Company Limited by Guarantee, with charitable status as part of the wider use of the centre. The café would be accessible by any visitor to the centre and any passing member of the public. The café would be visible from the street and would be accessed via the main entrance to the Centre. The provision of a café as part of the overall mix of uses is considered acceptable in this location. The café will be open local people, visiting, living or working in the area. Whilst available to all members of the public the use would be ancillary to the wider centre and planning permission would be required to separate the café by any future occupier.

#### Fitness and general activity studio (ground floor)

- 8.22. The fitness and general activity studio (133sqm) is situated at ground floor level and would be accessed via the main entrance to the Centre. It would be open six days per week and would provide space for:
- health and fitness activities such as Pilates, Zumba and Yoga;
  - a soft play area for children with their parents;
  - drop-ins providing a range of activities (for example: debt counselling and advice and level one occupational therapy through arts and crafts); and
  - user-led self-help recovery groups.
- 8.23. Each of these activities is likely to occur once or twice per week. On two afternoons per week, the studio would be used by Holy Trinity Church of England Primary School for gymnastics, PE or dance classes (the school is linked to the church). The Christian Community Centre would also run a youth club open to all local young people aged 11-18 on one evening per week. The details of the use of the 'fitness and general activity studio' are set out in the submitted 'building uses and management plan'.
- 8.24. On ten Saturday nights between November and January the studio would accommodate people sleeping rough as part of the C4WS Emergency Winter Night Shelter provision. The shelter would run from 20.00 to 08.00 on the Sunday

morning. Details of this would be secured via S106 as part of the wider management plan.

- 8.25. The studio would be available at other times for community hire at affordable rates.

Recording studio (ground floor)

- 8.26. The studio would be the part time base for 'Uppah' music training and developing the careers of young people in the music industry. The studio would also be available for hire at a commercial rate for use by those in or attempting access to the music industry. On certain evenings each week, the studio would be available for supervised groups of young people for their recreation and informal education (e.g. learning DJ or music production skills). The details of the use of the 'recording studio' are set out in the submitted 'building uses and management plan'. This would be secured by legal agreement.

Flexible space (1<sup>st</sup> floor front)

- 8.27. Mid-week this space would be used in the following ways:
- as a mezzanine floor for the Café;
  - as break out space for large conferences using the Auditorium; or
  - as a small conference or meeting space for a community group or commercial hirer.
- 8.28. On Sundays this space would be used as a crèche area.

Flexible space (1<sup>st</sup> floor rear)

- 8.29. Mondays to Fridays these two rooms would be for the exclusive use of the Spear Camden Trust's employment training scheme for young unemployed people aged 16-24. The scheme works with groups of young people 'Not in Education Employment or Training', typically 12-15 in number to increase their employability and/or to regain access to education or training.
- 8.30. The award-winning Spear scheme currently operates in various shared-space areas in the church hall using out of date equipment and with poor facilities. There is no dedicated space for confidential one to one mentoring or coaching support sessions and the sessions have to relocate to allow other user group access to the building. The four training staff are in a small room which is not fit for purpose as an office and have very limited storage space for confidential records or training materials. There is no room for the course to expand at a time of increasing demand.

Flexible space (2<sup>nd</sup> floor)

- 8.31. The 'Sozo' rooms would be used mid-week by the Centre for its prayer and pastoral ministry, and by Counsellors, offering BACP approved counselling to adults and young people. The 'encounter space' would be used as further conference break out space; or by community groups, small business conferences or training; and at

weekends by the Christian Community Centre running conferences two or three times a year.

### Conclusion

- 8.32. The provision of facilities that can be accessed by the wider community (recommended to be secured via S106 Legal Agreement) the principle of this use, subject to the impacts of the development (assessed in section 15) being acceptable is welcomed in this town centre location.

## **9. Mixed use policy**

- 9.1. To support the aims of Policy H1 'maximising housing supply', where non-residential development is proposed policy H2 promotes the inclusion of self-contained homes as part of a mix of uses. Policy H2 applies to all proposals for new build non-residential development and extensions involving a significant floorspace increase. In this case, there is an uplift of 1,849sqm and policy H2 is applicable to all non-residential uses. The policy outlines that a mix of uses may not be sought in all circumstances, and criteria are included in the policy to guide whether a mix should be sought.
- 9.2. In Central London and the larger Town Centres (including Finchley Road/ Swiss Cottage), where more than 200 sqm (gross) additional floorspace is provided, we require 50% of all additional floorspace to be self-contained housing subject to particular considerations. Where housing is required as part of a mix of uses, we will require self-contained housing to be provided on site, particularly where 1,000sqm (GIA) of additional floorspace or more is proposed.
- 9.3. Policy H1 indicates that where sites are underused or vacant, we will expect the maximum reasonable provision of housing that is compatible with any other uses needed on the site. Where it is not appropriate to develop a site entirely for housing, securing housing as part of a mixed-use scheme is another way of meeting some of our housing needs whilst also meeting other needs in the area, such as providing jobs, services and facilities.
- 9.4. In Central London and the larger Town Centres, the Council will consider whether self-contained housing is required as part of a mix of uses taking into account:
- a) the character of the development, the site and the area;
  - b) site size, and any constraints on developing the site for a mix of uses;
  - c) the priority the Local Plan gives to the jewellery sector in the Hatton Garden area;
  - d) whether self-contained housing would be compatible with the character and operational requirements of the proposed non-residential use and other nearby uses; and
  - e) whether the development is publicly funded or serves a public purpose.
- 9.5. This site is located in the Finchley Road/Swiss Cottage Town Centre, with examples of residential development in close proximity and the upper floors of buildings. The principle and suitability of residential in this location is therefore established. There are constraints to the scale of the development possible on the

site due to the prevailing character in terms of height and the proximity and design of residential blocks. Whilst the proposed uses of the centre could be accommodated alongside residential, it would affect the requirements of the proposed community use. Self-contained housing would require its own entrance and service core therefore combined with the site constraints, limiting the ability to increase the scale of the development, this would result in the centre reducing floorspace for other uses impacting on the operational requirements of the use.

- 9.6. In addition, the redevelopment of the existing Church building will be fully funded by the Church and donations from the Congregation and members of the public. The development therefore is privately funded but serves a public purpose including providing accommodation for vulnerable young people referred by Camden's Social Services and a charity commissioned by Camden to run such services. So far the Church currently has £3 million in pledges which would be payable upon the grant of planning permission. This funding is only available because this project fulfils a series of charitable purposes and does not contain commercial development or yield any development profit.
- 9.7. Policy H2 provides guidance on whether housing should be provided on site and the most appropriate mix of housing and other uses.
- f) the need to add to community safety by providing an active street frontage and natural surveillance;
  - g) the extent of any additional floorspace needed for an existing user;
  - h) the impact of a mix of uses on the efficiency and overall quantum of development;
  - i) the economics and financial viability of the development including any particular costs associated with it, having regard to any distinctive viability characteristics of particular sectors such as build-to-let housing; and
  - j) whether an alternative approach could better meet the objectives of this policy and the Local Plan.
- 9.8. The proposed additional floorspace (1,849sqm uplift) is required to retain, modernise and expand the existing community facilities offered. As outlined above, the provision of self-contained housing would impact negatively on the quantum of floorspace provided by the proposed multifunctional Centre (criteria 'g').
- 9.9. Criteria 'j' states the Council will take into account whether an alternative approach could better meet the objectives of this policy and the Local Plan. The Council's Strategy and Commissioning Manager (Care Provision) has confirmed the Council's requirement for low support 'move through' accommodation. Officers consider that the proposed supported accommodation would meet a need for this type of accommodation which is scarce in this area of the borough and the provision would also be consistent with the church's primary purposes of promoting worship and community cohesion. It is also acknowledged that the proposed development would provide 2 student flats at fifth floor level. Overall it is noted that 14% (sqm GIA) of the proposed floorspace would comprise specialist housing (student housing and supported housing). This would equate to 18% of the additional floorspace.

- 9.10. On this basis, it is considered that the proposed Christian Community Centre, providing an element of housing which is in need in Camden is acceptable. As outlined above an obligation is recommended to require the quantum of floorspaces for the 'move on' and student accommodation to be retained. This would be secured by legal agreement.

## **10.Design / Appearance**

- 10.1. The existing building dates from the 1970s, along with Leif House to the north of the site and Alban House to the east when the combined sites were re developed. This followed the demolition of the Holy Trinity Church original church building that had fallen into disrepair and become unsafe. The existing part one, part two story building lacks any presence on Finchley Rd on account of its scale in relation to adjoining sites and its set back from the predominant building line.
- 10.2. The surrounding townscape character is of varying scale and architectural quality. Leif House, to the north of the site, is a 4-storey building. Alban House to the east is 7 storeys. 120 Finchley Rd, which immediately abuts the proposed building to the south, is 6 storeys with a setback 7th storey. The three buildings to the south of No.120 range from 6-7 storeys (including the roof storeys). St John's Court, opposite the site, is 7 storeys. Finchley Rd Station is 3 storeys in height.
- 10.3. As a result of the limited scale of the existing church building and the set back of the building line, the existing building is considered to have a poor relationship with the surrounding townscape context. Therefore there is no objection to the demolition of the existing building and the re redevelopment of the site.

### Height, Scale and Massing

- 10.4. The height of the proposed front elevation is commensurate with the height of 120 Finchley Rd adjacent, being 1.65m taller. It is also comparable to St John's court opposite being 0.12m lower. The proposed building is also of similar scale and plot width to Nos. 112-116 to the south and No.124 Finchley Rd to the north.
- 10.5. The scale and height of the front elevation is generated by two factors: (i) The scale of the circular motif on the front elevation, which matches the dimensions of the auditorium within the building (see Appearance and Detailed Architectural Design below); (ii) the function of the front elevation as providing solar chimneys to draw air through the building as part of a passive ventilation system.
- 10.6. At the rear, the building steps down from 6 storeys through to 4,3 and 2 storey's in order to reduce the impact of the building on sunlight and daylight and outlook to the residents of the occupants of Alban House. In views south along Finchley Rd the stepped profile to the rear of the building is masked behind a curved metal screen the role of which is to provide an integrated and coherent form to the building.

### Appearance and Detailed Architectural Design

- 10.7. The relationship between the central auditorium and its design and the design of the front elevation, along with the underlying philosophy informing the design, is set out in the Design and Access Statement (ref.p.20);

*Crucial to the mission of the Lighthouse are two, inextricably linked ideas: the joyful celebration of faith and an open hearted welcome, both to the congregation and to the community at large. Together they inform the entire design of the Lighthouse building, but are most clearly encapsulated in the conceptual interrelationship of the central worship space with the main public 'face' of the building, which addresses the busy, worldly thoroughfare of Finchley Road.*

*As their central motif, both the worship space and the main façade are organised around the pure, universal form of the circle, familiar in the great rose windows and plan geometries of so many Christian buildings. The main auditorium is circular on plan, with an offset circular oculus roof light above the point at which the pastor and musicians will normally lead worship or perform. The ceiling is a shallow structural vault, centred on the oculus and formed of interconnecting radial fins and circular coffers, a contemporary interpretation of the traditional symbolism of humanity's collective relationship to itself and to God. The upper part of the external front elevation is a pure, circular filigree of patinated metal contained in a simple, calm square façade, exactly mirroring the geometry and scale of the auditorium vault to announce the Lighthouse's core purpose of mediation between the worldly and the spiritual.*

- 10.8. Early pre-application discussions led to the conclusion that the circular motif provided a more inclusive expression of the church and its activities rather than relying on a more dominant cross.
- 10.9. The material forming the screen and tracery pattern of the circular motif is proposed as anodised aluminium to ensure the durability and longevity of the finely detailed appearance of the front elevation. The smaller oculus comprises of stained glass. It is recommended that the precise detailing, colour and finish of the screen are secured by condition. The filigree patterning of the metalwork on the main façade is considered to provide a distinctive and delightful addition to this Finchley Rd frontage. As a result of scale and details, the front elevation is also considered to contribute positively to defining a stronger sense of place in relation to the adjacent ensemble of buildings and spaces adjacent to Finchley Rd Tube Station and the public space at the front of St Johns Court.
- 10.10. The bottom two storeys are expressed as a concrete plinth with double height glazing to the Finchley Rd and the return of the northern elevation facing the path to Alban House. The glazed frontage provides an expression of the openness of the Christian Community Centre, with views to the café and activity within. The glazing is divided into smaller panes to provide a domestic/human scale to the street frontage. Large scale illuminated signage relating to the Lighthouse and a cross above the main entrance on Finchley Rd support the identity of the building.
- 10.11. The northern elevation, above the concrete plinth, comprises of a curved metal (anodised aluminium) slatted screen which provides the building with an integrated and coherent form in views southwards along Finchley Rd, along with, providing a

degree of environmental protection to the openings and balconies at the rear of the building.

- 10.12. The stepped profile at the rear has provided the opportunity to create a series of green roofs and planted terraces, which will provide for the amenity of users of the adjacent office and residential accommodation, visual amenity in views from Alban House and a degree of biodiversity value to the site.

#### Views

- 10.13. Four views have been provided in order to assess the impact of the proposed building.

- 1) Day time view from outside the entrance to Finchley Rd Tube Station.
- 2) Night time view from outside the entrance to Finchley Rd Tube Station.
- 3) View from the north west side of Finchley Rd looking south
- 4) View from the south west side of Finchley Rd at the junction with Goldhurst Terrace looking north

- 10.14. Each view demonstrates how the proposed building relates successfully to the existing scale along this section of Finchley Rd, the integrated form of the building and its positive relation to the street frontage. These views also demonstrate the positive presence of the Christian Community Centre in the townscape by virtue of the detail and patterning of the circular motif, which comprises the front elevation.

#### Appearance of the façade at night

- 10.15. The Finchley Road facade would be made up of two external layers and one internal layer which separates the chimney voids from the spaces within. The first external layer would be the decorative screen, and the second would be the curtain wall located immediately behind the screen. The curtain wall would be made up of three types of panel - clear glazing, translucent glazing and glass faced solid panels.
- 10.16. Within the chimneys behind the curtain wall the third facade layer would be made up of internal windows within a solid partition wall. The three layers of the facade have been designed to ensure that the internal spaces within achieve good levels of daylight internally, and that the symmetrical arrangement of the windows and curtain walling work in harmony with the decorative screen.
- 10.17. On the second, third and fourth floors the spaces adjacent the chimneys would be open plan and therefore when the lights are on, light would be distributed evenly (and symmetrically) across the windows on each floor. The exception to this condition is the clear glass windows to each 5th floor bedroom, and the translucent windows to stair 1, R3.04 and the external balcony. The translucent windows will reduce the glow of light and these spaces are largely concealed by the outer less perforate curve of the screen.

#### Site Layout

10.18. The proposed building footprint takes up the whole site bringing the building line forward to the predominant building line along the Finchley Rd frontage. The main access to the Church is via a double height entrance at the north-western corner of the building, adjacent to the path leading to the entrance of Alban House at the rear of the site. This entrance is set back from the building line to create a threshold between the pavement and the interior of the church. An additional entrance is situated towards the rear section of the building along the path to Alban House. An entrance to the Ark and the student / key worker flats is located on Finchley Rd immediately adjacent to the boundary with 120 Finchley Rd.

#### Design Review Panel

10.19. The proposed development was assessed by Camden's Design Review Panel on the 20<sup>th</sup> January 2017. In summary, the panel commended the quality of the design team and their response to a demanding brief. Their main concern was whether the building could be set back further from the pavement edge to provide a more generous threshold space at the entrance and to make a more positive contribution to the public realm. They also encouraged the team to reconsider the size of the auditorium as a means of improving the internal circulation space and layout.

10.20. In response, the applicants have increased the depth of the entrance set back from 1.75m to 1.95m. The set back of the entrance achieves a depth of 5.53m from the carriageway kerb edge. The applicants have also set back the front façade piers back from the pavement and boundary line by 250mm. Officers are satisfied that these setbacks are sufficient to improve the quality of the public realm whilst retaining a strong relationship of the frontage to the pre dominant building line.

10.21. In relation to the size of the auditorium, the applicants state that they have considered various options however the current arrangement is designed to provide sufficient capacity capable of responding to future needs. Officers are satisfied with this explanation and that further internal changes would not achieve any significant improvement.

#### Conclusion

10.22. It is considered that the proposed Centre is of high architectural quality, which will provide a significant improvement to the townscape over the existing church building. In order to ensure the architectural quality at the build stage the applicant has agreed to retain the architect. This would be secured by legal agreement.

### **11. Heritage assessment**

11.1. Holy Trinity Church is not located within a Conservation Area (CA), nor is it listed or locally listed. It is however in close proximity to Fitzjohns Netherhall Conservation Area to the rear (beyond Alban House) and South Hampstead Conservation Area which boundary sits opposite to the north bounding Finchley Road station and buildings along Canfield Gardens.

11.2. The Fitzjohns Netherhall CA boundary sits to the east of the proposed site. Although its boundary is in close proximity, other buildings screen views in and out

of Fitzjohns Netherhall CA. There is likely to be some visibility of the replacement building between and to the rear of buildings upon Maresfield Gardens. However due to these views being very minor, there would be very little harm to the CA's character and appearance and the benefits brought forward from the community building is seen to outweigh this harm.

- 11.3. The South Hampstead CA boundary sits around Finchley Road Station and buildings along Canfield Gardens and then attaches to the main bulk of the CA to the SW. The site sits in close proximity to this section of the CA. However, given the variety of buildings upon Finchley Road and changing character of the streetscape here, it is considered that the proposed replacement building would not negatively impact upon the character and appearance of this part of the South Hampstead CA.
- 11.4. Listed buildings in the vicinity include the Grade II Roman Catholic Church of St Thomas More (100m to the south east of the site on Maresfield Gardens). The British College of Naturopathy and Osteopathy is also grade II listed. This building is 60m to the north east of the site on Netherhall Gardens. Both listed buildings are some distance from the site and so have minimal visibility from the site. As such, the proposed development would not harm the setting or significance of these listed buildings.
- 11.5. St John's Court sits opposite and houses Waitrose at lower levels and residential units above. It dates to 1916 is of 7/8 storeys and is locally listed. No. 106 Finchley Road sits further south on the same side of the road as the site and is locally listed. This is a three storey ashlar stone building with a tower to the corner, built as a bank and currently occupied by Natwest at ground floor.
- 11.6. St John's Court is of an attractive modernist design, has significant height and massing and could be seen to potentially compete with the proposed development upon this street scene. However by increasing the building height and form, filling the gap upon this site and by creating an attractive infill, the proposed building would be considered beneficial within the street scene. St John's Court has grandeur due to its size, length upon Finchley Road and sitting back from the roadside and is significantly larger in scale compared to the proposed Holy Trinity Church replacement building. The detailing, overall design and appearance of the proposed site would be an enhancement in this locality, which would mitigate the impact on the setting of the locally listed building.

## **12. Excavation**

- 12.1. The existing site slopes down towards Finchley Road and the existing church is accessed up a flight of steps at the front of the site. The development proposes excavation of the ground floor level to provide a ground floor which is level with Finchley Road. This would involve excavating down approximately 1.5m at the midpoint of the site and approximately 2.86m at the rear of the site. In addition, the studio flexible space and the recording studio would be sunk a further 2.2m (approx.) below ground level to provide increased head height to these areas. The basement excavation would be locally deepened for the provision of lift pits and

drainage attenuation tanks. The area of the basement excavation would be under the footprint of the entire building (approximately 581.6sqm).

- 12.2. The applicant has provided a basement impact assessment (BIA). This has been assessed by the Council's independent auditor Campbell Reith. The Audit reviewed the Basement Impact Assessment for potential impact on land stability and local ground and surface water conditions arising from basement development in accordance with Local Plan policy A5 and the technical procedures set out in CPG5. The BIA states it is proposed to limit all damage impacts to a maximum of Category 1 by utilising structural monitoring. The proposed development is within 35m of LUL's Finchley Road Station, but outside of any exclusion zone for developments adjacent / above LUL assets. The applicant has confirmed that works would only progress in consultation with LUL.
- 12.3. A Basement Construction Plan (BCP) would be required to assess the impacts of sheet piling and would address issues related to movements / vibration which would then feed into the Ground Movement Assessment, damage assessments and mitigation measures. The BCP would also provide details of a monitoring strategy. The independent audit confirms the BIA meets the requirements of CPG4, subject to a BCP to demonstrate a maximum of Category 1 damage to neighbours. It is recommended that the BCP should be secured by legal agreement.

### **13. Accessibility**

- 13.1. The Council expects all buildings to meet the highest practicable standards of accessible and inclusive design so they can be used safely, easily and with dignity by all (Policy C6 and H6). The proposed building would meet DDA requirements in the public areas to accommodate disabled users and staff. The entrance provides level access and the building has lifts including a platform lift to access the auditorium stage. The following will be provided:
- Six wheelchair spaces would be provided within the seating layout in the Auditorium.
  - Baby changing units would be provided at the enlarged WC cubicle in the ground floor female WC (within RG.06), and in the accessible corner WCs on the public floors which are available to users of either gender. When located in an accessible corner WCs, baby changing units will be installed at an accessible height available for use by wheelchair users (either fixed at 750mm above floor level or is adjustable in height).
  - Provision of induction loops within the public areas of the building.
  - The provisions to the soft play area would consider the needs of all children to ensure that it is inclusive to all.
  - The design of the cafe would take into consideration the needs of people with disabilities; the refreshment bar / counter would be accessible and the tables and chairs would allow wheelchair users to sit with their knees and footplates under the table. The cafe counter would be provided with an induction loop to accommodate visitors with hearing impairment.
  - Supported accommodation (4<sup>th</sup> floor): All partitions would be removable and could be reconfigured. This floor is designed to be as flexible as possible and would allow any number of floor plan configurations to be realised. If the

provider commissioned by Camden Council required a wheelchair accessible flat or facilities then an entirely new layout can be designed to accommodate this. The partitions of a supported accommodation unit on the 4<sup>th</sup> floor could be adapted to provide one bedroom, kitchen and bathroom that satisfies the requirements of M4(2) and M4(3). This would be carried out without the need to alter the primary concrete structural frame. The apartment being adapted would lose one bedroom in the process.

- Student accommodation (5<sup>th</sup> floor): a revised plan has been provided which shows a 2 bed 3 persons wheelchair adaptable apartment that complies with M4(3), and a 1 bed 2 persons apartment that complies with M4(2). There is sufficient plan space to provide instead a 2 bed 4 persons and a 1 bed 2 persons apartments that are M4(2) compliant.

13.2. The Council's access officer has assessed the proposed development and any concerns raised have now been addressed.

## **14. Designing out crime**

14.1. A number of consultation responses raised concerns about crime in relation to the proposed use and design of the building. The proposed building would include the following measures:

- The residential doors would be security certificated to the appropriate standard. The perimeter, office, communal doors and any other door/s designed to have a security function would also be security certificated to the same standards;
- Refuse stores are outside the residence of the main building and located within the Sumpter Close carpark opposite the substation enclosure. The doors to the refuse stores would be self-closing and self-locking to Secure by Design standards;
- The communal lift within the building would be controlled by fob with encrypted fob.
- Any CCTV system would be fitted to comply with the Information Commissioners Guidelines.
- Each type of building user would be prevented from entering other areas of the building by security-tested doors – for example, visitors to the Christian Community Centre would be prohibited from entering the residential accommodation.

14.2. The Designing out Crime officer has reviewed the proposals and has confirmed they are acceptable. The above measures would be secured by condition.

## **15. Neighbouring amenity**

### Daylight / Sunlight

15.1. A daylight/Sunlight report was submitted by the applicant to support the application. The report assesses the potential impact of the development on nearby residential properties including Alban House and 120 Finchley Road.

### Alban House

- 15.2. The daylight analysis confirms that a total of 48 windows serving habitable rooms have been analysed in terms of the vertical sky component (VSC) form of daylight assessment, of which 46 windows satisfy the BRE guideline recommendations. The reduction in VSC would be less than 20%. The two windows that would fail are Window W521/21 which serves room R4/21 at first floor level, this has an existing VSC of 10.98 and a proposed VSC of 6.53. This would result in a 40.53% loss of VSC. The second window is, W51/22, which serves room R4/22 at 2<sup>nd</sup> floor level and would have an existing VSC of 13.65 and a proposed VSC of 10.44 so there would be a 23.52% loss of VSC.
- 15.3. It is noted that both of these windows are located beneath projecting balconies. The BRE recognises that existing windows with balconies above them typically receive less daylight. Because the balcony above cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight. It is considered that the presence of the balcony, rather than the size of the proposed development, is the main factor in the relative loss of light. These two windows both serve dual aspect living rooms, and in both instances, the second window will satisfy the BRE guidelines.
- 15.4. The daylight distribution or No Sky Line (NSL) form of daylight assessment confirms that 34 of the 36 habitable rooms tested will satisfy the BRE guideline recommendations. Following the development, the area of the room which does not receive direct skylight would be reduced by less than 20%. This includes both of the living rooms (R4/21 and R4/22) identified above. The two rooms which do not meet the BRE guidelines are both first floor bedrooms (R5/21 and R6/21) and would experience reductions within 10% of the BRE numerical targets. The BRE guidelines acknowledge that bedrooms are 'less important' than main living rooms and therefore this is considered acceptable.
- 15.5. The sunlight (APSH) analysis shows that 34 of the 36 habitable rooms with south facing windows will satisfy the BRE guideline recommendations for annual and winter sunlight. Two rooms would see a reduction below the recommended 5% APSH in the winter months (between 21 September and 21 March) and the reduction would be more than 20%. However both these rooms are bedrooms which the BRE recognizes are less important'. The remaining room with an affected window would have a reduction from 21% to 15% in annual APSH. This is below the recommended 25% and the reduction would be more than 20%. However, it is noted that this window has an overhanging balcony above which would tend to block sunlight, especially in summer and is below the BRE recommendation in the current situation. Importantly, this room is dual aspect and the other window would still enjoy good levels of sunlight.
- 15.6. It is therefore considered that whilst there will be some isolated marginal reductions, overall the Proposed Development will not have a detrimental impact on the levels of daylight and sunlight amenity currently enjoyed by this property.

### 120 Finchley Road

- 15.7. This property is a recently completed hostel (planning ref: 2010/0552/P) providing non-self-contained units which would be occupied for a period of at least 90 days.

The officer's report for this application (2010/0552/P) refers to the management plan which states the accommodation would be rented out to students/postgrads, visitors to London and young professionals. The VSC daylight analysis indicates that of the 45 windows analysed, 32 would satisfy the BRE guideline recommendations. In respect of the remaining 13 windows the following should be noted:

- Six windows are located beneath projecting balconies which naturally self-obstruct the access of daylight to the rooms beneath them. An alternative assessment whereby the balconies are removed, as recommended by the BRE guidelines, indicates that 4 of those 6 windows would satisfy guidance without the balconies in place, with the remaining 2 windows experiencing marginal reductions beyond guidance (within 10% of the BRE target) and the absolute reduction in VSC would be less than 5%.
- Of the remaining 7 windows, 5 serve rooms that are lit by a second window, of which the BRE guidelines are satisfied in 3 instances. The other 2 windows are located at first floor level, immediately adjacent the site and will experience absolute reductions in VSC of less than 5%. Furthermore, the BRE assessment for daylight distribution (NSL) is satisfied for each of the rooms behind these 7 windows.

15.8. The NSL form of assessment confirms that 27 of the 35 habitable rooms tested will satisfy the BRE guideline recommendations with the Proposed Development in place. The rooms that fail are all located on the rear block of 120 Finchley Road and the impact on average daylight factor (ADF) would be marginal (between 0.04% and 0.14%). It is also noted that the current relatively low levels of ADF (less than 1%) for these hostel rooms was considered to be acceptable when this development was granted planning permission and the officer's committee report states that each of the units is considered to have access to acceptable levels of natural daylight.

15.9. The sunlight (APSH) analysis shows that 24 of the 27 the south facing rooms within the property will comfortably satisfy the BRE Guidelines for both annual and winter sunlight with the Proposed Development in place. The remaining 3 rooms satisfy the winter sunlight criteria, and 2 rooms will also achieve 22% and 23% APSH annually which is considered very good for an urban environment.

15.10. It is therefore considered that whilst there will be some effect upon the daylight and sunlight to this property, there remains a good rate of compliance to the numerical targets. Where there are transgressions, these largely occur to windows that are self-obstructed by projecting balconies, and it has been demonstrated that in the majority of cases, if these balconies were to be removed, then there would remain adequate daylight and sunlight within those rooms in question.

### Noise

15.11. The nearest dwellings to Holy Trinity Church are Alban House at the rear and 120 Finchley Road. A noise impact assessment has been submitted with the application assesses predicted noise break-out from the proposed uses and noise levels from

the operation of the proposed new plant equipment. The noise report has been assessed by the Council's environmental health team and is considered that the resulting noise levels will be acceptable subject to a number of conditions.

15.12. The proposed external plant and plant with external connections includes the following:

- 1 x Systemair Danvent DV15 MVHR (Mechanical ventilation with heat recovery) serving the Studio / Flexible space;
- 1 x Flaktwoods eQ-027 Supply Fan serving the Auditorium;
- 1 x Flaktwoods eQ-036 Supply Fan serving the Auditorium;  
(All of the above would be internally installed with their atmospheric connection terminating at a lightwell at the end of the internal corridor towards the Northeast facade at ground level)
- 2 x Nuaire MRXBOX95B Extract Fans serving the Auditorium (externally housed in a louvered enclosure at third floor roof top level);
- 1 x Nuaire MRXBOX95B MVHR serving the Male & female WCs;
- 1 x Nuaire MRXBOX95B MVHR serving the Changing Rooms & DWC;
- 1 x Nuaire MRXBOX95B MVHR serving the Recording Studio;  
(The 3 MVHRs above would be internally installed, with their atmospheric connections terminating at rear second floor roof top level)

15.13. The external plant is sensitively located and would not harm the appearance of the host property.

15.14. In addition, a new electrical substation is proposed to be installed at ground level within a louvered enclosure, located on the north side of the car park situated between Lief House (Royal College of Osteopathic Medicine) and Alban House. All new fixed plant items are proposed to be operating only during the daytime hours (07:00-23:00), with the exception of the electrical substation which would operate on a 24-hour basis. Accordingly, a condition is recommended to restrict the operational hours of the plant.

15.15. The noise report indicates that silencers should be fitted to the proposed plant and that the extract fans serving should be enclosed in a housing with acoustic louvres. With the mitigation in place the proposed plant and the proposed electrical substation would comply with the Council's noise requirements (5dB below background noise levels). Conditions are recommended to secure the mitigation and control noise levels are maintained at a level to protect neighbouring amenity.

15.16. The proposed replacement building has been designed to a very high acoustic specification, to prevent unwanted noise ingress, but also to prevent noise egress from the building during intended use, including music performances. All performances will continue to take place in the auditorium. For the spaces within the replacement building with direct adjacencies to the exterior, the design proposes means of controlling noise egress as follows:

- The Auditorium walls to the exterior will comprise 100mm dense blockwork with an internal double-layered 15mm plasterboard partition and 50kmm insulation in the cavity (weighted sound reduction index  $R_w$  69 dB)

- The Auditorium skylight at high level will be an acoustically-rated construction, with weighted sound reduction index Rw 43 dB.

15.17. The noise impact due to the individual sound sources have been combined to assess the worst-case condition with all anticipated break-out sound sources on the nearest noise sensitive building (Alban House). The noise report shows that break-out noise would comply with the Council's noise requirements. The cumulative noise impact due to noise breakout and plant noise has also been calculated and shows that the noise level at the nearest noise sensitive building (Alban House) would comply with the Council's noise requirements. A noise condition is recommended to ensure the plant remains within Camden's thresholds. A condition would also be included to ensure that no music would be audible from neighbouring premises.

#### Hours of operation

15.18. The movement of large numbers of people arriving and leaving for church services or for other events in the auditorium could have an adverse impact on residential amenity. The applicant has advised the café and auditorium would only be used between the hours of 7am and 11pm and would only be used beyond these hours for the following special days: Christmas Eve for Midnight Mass; New Year's Eve and one annual prayer Vigil as outlined in the management plan. It is recommended that the operational hours would be secured via condition and details of the overall management of this space would be secured as part of the management plan which is to be secured via legal obligation. A condition restricting the hours the fitness space is also recommended. This would restrict the use of the fitness studio to the same hours as above with the exception of use as an emergency night shelter (on ten Saturday nights between November and January) and for supervised youth group sleepovers (to be held up to twice a year).

15.19. It is considered that other parts of the community facility would be unlikely to have a harmful impact on neighbouring amenity, as they would not involve the movement of large numbers of people. In addition, it is understood that the church provides an emergency night shelter accommodation for people sleeping rough at certain times of the year. The submitted 'Building uses and management plan' provides specific details of how each of the proposed uses would operate. It is considered that subject to the management plans being secured via legal agreement the various uses proposed within the building would be able to operate without having a detrimental impact on the amenity of neighbouring properties and the area in general.

#### Events Management Plan

15.20. The applicant has submitted an 'Events Management Plan' as well as a 'Building Uses and Management Plan'. The events management plan includes details of managing 'entrance to and exiting from the building'. The event organiser would have the duty to manage the inflow and out flow of people at events and at Sunday worship to avoid congestion outside the building and in particular, to minimise the impact on Finchley Road.

- 15.21. To manage the flow of people arriving for the event, there would be an arrival window of at least half an hour between the opening of the facilities to attendees and the event beginning. For larger events and for those where parents will be registering children, the second entrance would be used. The Events Management Plan states that stewards should be situated by both entrances to ensure attendees enter through their allocated door and to prevent the crowding of public pathways. After an event, attendees would be asked to leave by the exit nearest to where they are situated in the building. For example, those sat forward of half way in the auditorium will be asked to leave by the side entrance, and those in the rear half of the auditorium, by the main entrance. Stewards would assist with this process. It is recommended that the events management plan is secured by legal agreement.
- 15.22. Subject to the control secured through the management plan it is considered that the proposed events within the Centre would not have a detrimental impact on neighbouring amenity.

#### Overlooking

- 15.23. To ensure privacy, Camden planning Guidance advises there should normally be a minimum distance of 18m between the windows of habitable rooms of different units that directly face each other. This minimum requirement will be the distance between the two closest points on each building (including balconies).
- 15.24. The existing distance between the closest walls of Holy Trinity Church and the residential floors of Alban House (first floor and above) is 18m, and the proposed distance would be 10.3m as measured from the Lighthouse's second floor that has no windows facing Alban House (above this floor the building steps further away). The closest distance between facing windows is at the Lighthouse's third floor, which is proposed for office use where the distance is approximately 18.1m.
- 15.25. At first floor level, the proposed building would include windows that face the ground floor of Alban House. One proposed window faces onto a lightwell and the other onto the path between Alban House and 120 Finchley Road. It is therefore considered that habitable room windows within Alban House would not be affected by the first floor windows. Furthermore, the proposed first floor level windows would be visually obscured with etched glass or similar treatments to mitigate overlooking. In order to protect the sense of overlooking for existing residents in comparison to the existing situation a condition is recommended to secure this treatment. Screening is also proposed at the fourth floor windows by the vertical aluminium fins set in front of them which should be secured via condition.
- 15.26. In terms of the terraces, screening would be provided by the planter located against the residential (student accommodation) terrace's balustrade on the east elevation at fifth floor level. At third floor level, due to the location of the plant enclosure, it is not possible for users of this terrace to get physically closer than 14.5m to Alban House (the third floor level provides office accommodation). A planter would be incorporated in the roof of the plant enclosure to provide screening. The planter is higher than the terrace and the soil height of the planter would be approximately 1.1m above the floor level of the terrace. In addition all the proposed planters would contain long grasses to aid screening. The inclusion of the planters to provide

screening is intended to ensure that no harmful overlooking would occur from the terraces. However, as planting is not considered to be a sufficient method of protecting amenity, a condition is recommended to ensure the planter with a privacy screen (total height of 1.7m).

## **Quality of accommodation**

### Internal daylight and sunlight

- 15.27. A daylighting study has been submitted to support the application. With the exception of the supported accommodation (4<sup>th</sup> floor) and student accommodation (5<sup>th</sup> floor), all of the rooms have been considered under the non-domestic BREEAM assessment as they are assumed to be occupied for 30 minutes or more by a building user. In order to achieve the visual comfort BREEAM credit for HEA 01, both 80% of the occupied room's total floor area and 80% of the number of occupied rooms must achieve a daylight factor of 2% or greater. The building proposes the appropriate placement of clear glazing and translucent panels on the 'curtain wall' layer of the facade, combined with the use of internal windows on the 'inner' layer of the 3-layer façade. The daylight modelling assessment study concludes that with these measures in place an average daylight factor of over 2% (considered to be good practice) would be achieved in all of the occupied spaces within the building. The only exception is the kitchen space - which can be excluded for the purpose of this assessment)
- 15.28. Whilst not all rooms have been included in the assessment it is considered that given the type of use that the living standards of the accommodation in general will be acceptable.

### Typical Ark bedroom (4<sup>th</sup> floor)

- 15.29. The bedroom R4.07 was assessed because it was deemed to be worst case from a daylighting point of view due to its room depth. With the current window height of 2.2m, the average daylight factor is 2.1%, which is likely to feel adequately lit and is therefore considered acceptable.

### Typical student bedroom (5<sup>th</sup> floor)

- 15.30. The bedrooms on the 5<sup>th</sup> floor currently have an average daylight factor of 3.5% which is considered acceptable. This is due to the full height glazed doors that would open onto the surrounding terrace.

## **16. Energy statement and CO2 Reductions**

- 16.1. The London Plan requires major development to secure a minimum 35% reduction in regulated CO2 emissions below the maximum threshold allowed under Part L 2013. In addition, Policy CC1 'climate change mitigation' requires all developments to achieve a 20% reduction in CO2 emissions through renewable technologies (the 3rd stage of the energy hierarchy). Where the London Plan carbon reduction target

cannot be met on-site, we may accept the provision of measures elsewhere in the borough or a financial contribution (charged at £60/tonne CO<sub>2</sub>/ yr over a 30 year period), which will be used to secure the delivery of carbon reduction measures elsewhere in the borough.

- 16.2. The applicant has submitted an energy statement. The 'Be lean' measures specified include improved building fabric, efficient lighting and boilers and mechanical ventilation heat recovery. 'Be clean' measures have not been implemented. There are currently no energy networks in the area so decentralised energy would not be feasible. Future proofing is not applicable as the site is not within 1km of proposed network. The use of CHP was not deemed to be appropriate for this project. The remaining carbon dioxide savings have been achieved through the inclusion of renewable technologies ('Be green'). PV is proposed for the 40sqm roof area considered suitable for solar PV. This equates to 15 standard PV panels of 1m x 1.6m. Details of the solar PV would be secured through condition. The total reduction in CO<sub>2</sub> emissions for the development would be 15%. Therefore, the shortfall for the development is 20%.

#### Carbon Offsetting

- 16.3. As the London Plan carbon reduction target in policy 5.2 would not be met onsite, the Council will require a s106 financial contribution to Camden's carbon offset fund which will be used to secure the delivery of carbon reduction measures elsewhere, in connection with projects identified in the Council's Environmental Sustainability Plan 'Green Action for Change'. The financial contribution required would be £14,310 and it is recommended this is secured by legal agreement.

#### Sustainability Plan

- 16.4. The Council expects non-domestic developments of 500sqm of floorspace or above to achieve excellent in BREEAM assessments with minimum credit requirements under Energy (60%), Materials (40%) and Water (60%). The development is expected to achieve BREEAM Excellent with a score of 76.58% and exceeds minimum requirements for energy (69.6%), water (62.5%) and materials (85.7%) credits and would therefore meet policy requirements. The sustainability measures would be secured via legal agreement.
- 16.5. The development is required to adopt appropriate climate change adaptation measures such as measures to reduce the impact of urban overheating, including application of the cooling hierarchy. The development incorporates a solar chimney which is an intrinsic part of the design of the Finchley Road façade. This would allow many of the building's internal spaces to be naturally ventilated via the stack effect. The development would also maximise cross ventilation and utilise thermal mass. Internal heat gains would be managed through improved building fabric performance and low glazing g values (0.3) as well as high proportion of solar shading to the south façade. The applicant has confirmed that dynamic thermal modelling has been undertaken and tested against GLA/TM49: 2014 Design Summer Years for London. The proposed development is not expected to overheat.

### Surface water run-off

- 16.6. The Council requires developments to limit the amount and rate of run-off and waste water entering the combined storm water and sewer network (policy DP23). The London Plan (policy 5.13) requires developments to achieve greenfield run-off rates wherever feasible (and as a minimum to achieve a 50% reduction in run off rates) and to ensure that surface water run-off is managed as close to its source as possible in line with the drainage hierarchy. Sustainable Urban Drainage System (SuDS) would be implemented and the drainage system design hierarchy has been followed. The proposed development includes a 313sqm green roof. Surface water would be attenuated to 5l/s using a below ground attenuation tank with a flow control. Preliminary calculations show that a volume of 19.5m<sup>3</sup> is required to attenuate to 5 l/sec for the 1 in 100 year plus 20% (climate change) storm event. It is recommended that this is secured via condition.

### Biodiversity

- 16.7. Policies CC2 climate change adaptation measures such as incorporating bio-diverse roofs. In addition policy A5 seeks to encourage biodiversity and development should incorporate biodiversity enhancing measures. The development proposes a 313sqm low nutrient biodiverse green roof which is considered acceptable.

### Air quality assessment

- 16.8. All developments are expected to meet the Mayor's Air Quality Neutral requirements. The applicant has submitted an air quality assessment (AQA). The report reviews the existing air quality conditions in the vicinity of the proposed development site and the likely air quality impacts resulting from the proposed development.

### Impact of development on existing air quality/ air quality neutral assessment

- 16.9. Two existing parking spaces would be retained and no further parking proposed. The submitted AQA considers that the development would be well within the Transport Emissions Benchmark value. Three Quinta Pro gas-fired boilers are proposed, each with low NO<sub>x</sub> emission rate of 29mgNO<sub>x</sub>/kWh. Emissions are below the Building Emissions Benchmark when considering worst case assumptions (operating hours of 8,760 hours/ annum). Therefore, no further mitigation will be required as the development is considered to be air quality neutral.

### Impact of air quality on building occupants

- 16.10. There is predicted exceedance of the NO<sub>2</sub> annual objective at the Ground to Third floors. Additionally, it is likely that the short-term objective would be exceeded on the Ground and First floors at the front façade of the proposed development. Annual objectives would not be breached at residential receptor points. The proposed mitigation includes mechanical ventilation and creating positive pressure in the affected areas to avoid ingress of polluted air, alongside measures to reduce energy demand (and subsequently the buildings impact on existing air quality) and to decrease car journeys. This is considered acceptable.

### Construction impacts

- 16.11. Construction impacts are considered to be Low Risk with the exception of the demolition stage which is considered to be 'Medium Risk'. Following mitigation the residual significance of impact for the construction phase is expected to be Negligible. Mitigation measures to control construction related air quality impacts would be secured within the construction management plan.

## **17. Transport**

- 17.1. The NPPF seeks to reduce the need to travel through the provision of developments in suitable locations where there is good access to public transport and within walking distance of a variety of services and employment opportunities. Paragraph 32 of the NPPF states all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment.

### Impact on local transport network

- 17.2. The site is located to the east of the signalised junction Finchley Road/Canfield Gardens, approximately 50m from Finchley Road Underground Station. It is located in an area of very good public transport provision and is very well connected to existing walking and cycling networks. The site benefits from a Public Transport Accessibility Level (PTAL) rating of 6b (excellent) and is within a convenient walk of several high frequency bus routes and London Underground.
- 17.3. The applicant has submitted a transport assessment (TA) which assesses the impact of the development on the local transport network. The trip generation provided for the proposed development indicates that there would be an increase in trips generated by the site, all of which are expected to be made on foot, by bicycle or using public transport. The transport assessment anticipates the proposed development could generate up to 486 person trips (two-way) on weekdays and the proposed development could generate up to 1,067 person trips (two-way) on Sundays with the majority of trips being made on foot or by public transport. It is noted that a number of the uses are being carried out at the existing Church and, therefore, not all of these trips would be new to the network. The TA demonstrates that there would be minimal impact on the local transport network as a result of the proposed development. TfL have confirmed they do not consider that the proposal would have a significant adverse impact to the TLRN (Transport for London Road Network) of A41 Finchley Road.

### Finchley Road pedestrian route assessment

- 17.4. The existing footprint of the Church is set back 1m from the adjacent building frontages. The design proposal aligns the Finchley Road façade with the adjacent properties Lief House and 120 Finchley Road. A Pedestrian Comfort Assessment has been undertaken, based on TfL guidelines and spreadsheet (Pedestrian Comfort Guidance for London 2010). The results of the assessment based on peak flows demonstrate, for the proposed design (with the reduced footway width), the minimum Pedestrian Comfort Level would be 'A'. This is the same level that the

footway operates at in the existing situation and above the recommended level of pedestrian comfort of 'B+'. It is noted that this is based on an occasional conference with maximum attendance with only 60% heading to the tube station and the conference start time coinciding with the busiest network pedestrian flows.

- 17.5. It is therefore considered that realigning the building will not have a detrimental impact on Pedestrian Comfort Levels along the section of footway fronting Holy Trinity Church. The realignment of the building would reduce the width of the footway in front of the building, however, the available width would be consistent with the footway width either side of the site (approximately 3.7m) and would not act as a constraint for pedestrian capacity along this route. Furthermore, the proposed position of the western and northern entrances to the Lighthouse have been carefully considered to ensure any large groups of people have plenty of space to congregate both within the entrances to the building and along the northern pedestrian access route. This means that capacity and comfort of pedestrians and users of the building when using Finchley Road in the immediate vicinity of the site would be maintained.

#### Car parking

- 17.6. The Council expects development in the Central London area to be car-free (policy T2). Car-free development has no car parking within the site and occupiers are not issued with on street parking permits (people with disabilities who are Blue Badge holders may park in on-street spaces without a parking permit). In accordance with policy DP18, a legal agreement would be required to ensure that the occupiers/employees of the development would be unable to apply for parking permits.
- 17.7. No new parking spaces are proposed as part of this development. Elements of the existing Lief House car park layout would be reconfigured to accommodate an electrical sub-station, required for the proposed development. A turning head/drop off bay for people with disabilities would also be provided as well as cycle parking spaces. In addition, the parking space to the rear (south side) of the turning head would be dedicated as a wheelchair accessible space for visitors on Sundays. This reconfiguration does not impact on their parking provision for Lief House. In line with Camden's policy this development would be secured as a car free development given aims to reduce congestions, an obligation is recommended to limit the only available space to a parking space for wheelchair users.
- 17.8. There is no specific requirement within Camden's Core Strategy for parking for people with disabilities as the development falls below the thresholds of D1 – 2,500m<sup>2</sup>, C1 2,500m<sup>2</sup> and C3 – one space per 10 units. Nevertheless, the applicant considers it would be beneficial, particularly on a Sunday to provide a wheelchair accessible drop off point. In addition, an existing parking space (over 3.6m wide) will be dedicated for use by people with disabilities on a Sunday. This is considered acceptable.

#### Cycle parking

- 17.9. Development is expected to meet the Council's minimum standards for cycle parking (policy DP18). The London Plan requires 5 long stay and 20 short stay cycle parking spaces. The proposed provision of short stay cycle parking has been revised following comments from TFL. In total 16 short stay cycle spaces would be provided within the site boundary. Eight spaces would provide in single tier josta stands (4 in Sumpter Close and 4 within the existing car park). Eight spaces would be provided by Sheffield stands in Sumpter Close to the side of Lief House. TFL have confirmed the level of provision on site is acceptable.
- 17.10. The applicant has also advised they would be willing to provide short stay cycle spaces outside the site. As the greatest demand for the Church is on Sundays and the surrounding area's greatest demand is during the week, the shortfall in short stay cycle parking (4 spaces) could be provided on street so that can be shared across uses. A location has been identified opposite the site in front of the Waitrose. The provision of these 4 cycle parking spaces would be secured by legal agreement.
- 17.11. Six long stay cycle parking spaces for staff and residents would be provided. This would be located in a locked and fully covered enclosure next to the substation at Sumpter Close, and the cycles would be stored in a 'Josta Double Parker' cycle rack or similar. It is recommendation the cycle parking is secured by condition.

#### Travel plan

- 17.12. Given the 1,849sqm of additional floospace a Travel Plan would be required to mitigate the transport impacts of the development (policy A1). A Travel Plan is a package of measures, generally developed by property managers, which is designed to reduce car use and promote greener forms of transport. This would include measures to promote cycling. Travel Plans are one way in which developments can contribute to meeting targets on traffic reduction and improving air quality. The Travel Plan will require monitoring on an annual basis, and the Council will require submission of a monitoring report. The travel plan and monitoring would be secured by legal agreement.

#### Servicing

- 17.13. As for the adjoining properties, refuse collection would be undertaken from Finchley Road. Service and delivery vehicle access to the site would be restricted to smaller vehicles (including transit vans) which are able to access the car park, as per the existing arrangement. The car park is being reconfigured to incorporate a turning head for these vehicles to enable easier vehicle manoeuvring. Larger vehicles would service from existing loading bays on Finchley Road (immediately north of the existing site access).
- 17.14. On-street servicing can be undertaken in accordance with existing waiting and loading restrictions (loading allowed before 7am, between 10am and 4pm, and after 7pm Monday to Saturday and all day Sunday with a maximum wait time during the day of 20 minutes). The transport statement envisages that the proposed development could generate between one and two goods vehicle trips per day which is considered acceptable. A servicing management plan would be secured via legal agreement.

#### 17.15. Access to Alban House

- 17.16. Concern has been raised in relation to the loss of the escape right of way, via the narrow alleyway adjacent to 120 Finchley Road. An internal right of way passage would be provided at the ground floor of the new building, in place of the alleyway between the existing Church and 120 Finchley Road. This route would be compliant to all relevant regulations, and access controls for the doors along this right of way passage would be agreed by the Church with the residents of Alban House, in consideration of their rights of access and fire escape requirements.
- 17.17. Both the car park (owned by Lief House) and vehicle access to Alban House would continue to be accessed via Sumpter Close (a private road) from Finchley Road. Vehicle access to both Alban House and the car park would not be affected by the proposed development.

#### Construction Management Plan

- 17.18. Camden seeks to ensure that construction traffic does not create (or add to existing) traffic congestion in the local area. The construction is also likely to lead to a variety of amenity issues for local people (e.g. noise, vibration, air quality). A construction management plan (CMP) would therefore need to be secured via a Section 106 legal agreement in order to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area. A CMP implementation support contribution would also be required. As this is a major development, the fee would be £3,240. Likewise, this would be secured by legal agreement.

#### Highways contribution

- 17.19. The Council expects works affecting Highways to repair any construction damage to transport infrastructure or landscaping and reinstate all affected road and footway surfaces following development. The footway directly adjacent to the site could be damaged as a direct result of the proposed works. To allow the proposal to comply with Development Policy DP21, a financial contribution for highway works would be sought. This would be secured via legal agreement.

### **18. Planning obligations**

#### Open space

- 18.1. Developments of 500sq m or more of any floorspace that are likely to increase the resident, worker or visitor populations of the borough are expected to contribute towards open space, outdoor sport and recreation facilities. A contribution in these circumstances would be based on:
- capital cost of providing new public open space;
  - cost of maintenance for the first 5 years; and

- cost for the open space team to administer the contribution and design schemes.

	<b>Capital cost</b>	<b>Maintenance</b>	<b>Design and Project Management</b>
<b>Student housing and hostels</b>			
Single room	£297	£297	£37
Double room	£593	£594	£71

- 18.2. As the development would provide 7 single bedrooms in the supported accommodation and 2 double bedrooms and 1 single bedroom in the student accommodation an open space contribution of £7,564 would be required. This would be secured by legal agreement.

#### Mayor of London's Crossrail CIL and Camden's CIL

- 18.3. Camden CIL charging schedule states community uses have a zero tariff. However as there would also other uses (sheltered residential accommodation and affordable flats for students at London based Church of England training colleges) these elements could be liable for Camden CIL.
- 18.4. Holy Trinity Church is a registered charity. The CIL regulations 2010 provide exemptions for charities provided the chargeable development will be used wholly or mainly for charitable purposes. Provided that all the floorspace is to be used solely by a charity, no CIL payment would be required.

## **19.CONCLUSION**

- 19.1. The multifunctional Christian Community Centre would provide a range of facilities including a 450 seat auditorium, café, fitness studio, recording studio, employment readiness training facilities and flexible community space. The proposed extended range of community facilities is welcomed and accords with policy C2. The proposed supported accommodation for 7 young people at 4th floor level would meet an identified need (policy H8) for low support 'move through' accommodation for those in care or those leaving care. The supported accommodation would meet a need for this type of accommodation which is scarce in this area of the borough and the provision would also be consistent with the church's primary purposes of promoting worship and community cohesion. In addition the development also includes two student flats which would provide affordable accommodation for students at London based Church of England training colleges.
- 19.2. The proposed Christian Community Centre is of high architectural quality which would provide a significant improvement to the townscape over the existing church building which lacks any presence on Finchley Road. The proposed building would relate successfully to the existing scale along this section of Finchley Rd and would

have a positive relation to the street frontage. The filigree patterning of the metalwork on the main façade is considered to provide a distinctive and delightful addition to the Finchley Rd frontage. The scale and details of the front elevation would also contribute positively to defining a stronger sense of place in relation to the adjacent ensemble of buildings and spaces adjacent to Finchley Rd Tube Station.

19.3. The submitted 'Events Management Plan' and a 'Building Uses and Management Plan' would ensure that the proposed uses did not harm neighbouring amenity and these would be secured legal agreement.

19.4. Planning Permission is recommended subject to conditions and a S106 Legal Agreement covering the following Heads of Terms:-

- Basement Construction Plan
- Construction Management Plan (including implementation fee)
- Highways contribution
- Sustainability Plan
- Energy efficiency plan
- Events management plan
- Building uses management plan
- Parks and Open Space Contribution £7,564
- Servicing management plan
- Car capped
- Travel plan and monitoring fee
- Supported housing (247sqm GIA)
- Carbon off-set contribution £14,310
- Retention of architect
- Affordable use of auditorium for community groups
- Provision of 4 cycle spaces opposite the site

## **20.LEGAL COMMENTS**

20.1. Members are referred to the note from the Legal Division at the start of the Agenda.

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing numbers: 1326-HT:-SP-001 P7; XSP-001 P1; XP-001 P1; XP-002 P1; XE-001 P1; XE-002 P2; P-001 P13; P-002 P12; P-003 P11; P-004 P11; P-005 P12; P-006 P13; P-007 P12; P-008 P6; P-009 P5; S-001 P14; S-002 P11; S-003 P10; S-005

P8; S-006 P4; E-001 P9; E-002 P8; E-003 P7; E-004 P1;

Supporting documents: Construction Method Statement and Basement Impact Assessment prepared by Price & Myers and GEA dated Dec 16; Cover letter prepared by Lichfields dated 7 April 2017; Planning Statement prepared by Lichfields dated 7 April 2017; Design and Access Statement prepared by Howarth Tompkins dated April 2017; Daylight and Sunlight Assessment prepared by Point 2 Surveyors dated April 2017; Transport Statement including Draft Travel Plan prepared by Lime Transport dated 6th April 2017; Construction Management Plan prepared by Tandem Projects dated Dec 16; Energy Statement prepared by Skelly and Couch dated 06/04/2017; Building Uses and Management Plan prepared by Tandem Projects/HTC dated Sept 2017; Acoustic Report (Noise and Vibration Impact Assessment) prepared by CharcoalBlue dated 8/6/17; Sustainability Statement - Design and Construction prepared by Skelly & Couch dated 06/04/2017; Air Quality Assessment prepared by Phlorum dated April 2017; BREEAM report prepared by The Ecology Consultancy dated 27/03/2017; Events Management Plan prepared by HTC; Response to TFL comment prepared by Lichfields dated 07/06/17; Response to access officer prepared by Lichfields dated 08/06/17; Response to designing out crime prepared by Lichfields dated 11/05/17; Response to sustainability officer prepared by Lichfields dated 13/06/17; Response to public consultation comments prepared by Lichfields dated 12/06/17; Response to BIA audit prepared by Lichfields dated 14/07/17; BRUKL calculations; Site investigation and BIA prepared by GEA dated July 2017; Proposed use of the 4th floor; Rapid HIA dated April 2017

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections, plans, elevations and manufacturer's specification details of all facing materials and screens i.e the front elevation and vertical slatted screens (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site)

b) Details including sections at 1:10 of all glazing and windows (including jambs, head and cill), ventilation grills and external doors

c) Details of any signage.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 4 Prior to commencement of any impact piling, a piling method statement shall be submitted to and approved in writing by the local planning authority. The Method Statement shall be prepared in consultation with Thames Water or the relevant statutory undertaker, and shall detail the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of Policy CC3 of the London Borough of Camden Local Plan 2017.

- 5 Noise levels at the nearest and/or most affected noise sensitive premises shall be at least 10dB(A) lower than the lowest existing background noise level when all plant/equipment (or any part of it) is in operation unless the source of the noise is tonal then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) lower than the lowest existing background noise level.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 6 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, A4, TC1, TC2 and TC4 of the London Borough of Camden Local Plan 2017.

- 7 Sustainable urban drainage:

A) Prior to commencement of the development, full details of the sustainable drainage system including a green roof system and 19.5m<sup>3</sup> attenuation tank shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 20% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water, and shall demonstrate maximum site run-off rate of 5 l/s. Details shall include a lifetime maintenance plan, and shall thereafter retained and maintained in accordance with the approved details. The system shall also be tested against the 40% climate change allowance to ensure that the additional runoff is wholly contained within the site and that there is no increase in the rate of runoff discharged from the site.

B) Prior to occupation, evidence that the system has been implemented in accordance with the approved details as part of the development shall be submitted to the Local Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the

impact on the storm-water drainage system in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

## 8 Green Roof

Prior to commencement of development full details of all biodiverse, substrate-based extensive living roofs to be incorporated into the development shall be submitted to and approved in writing by the local planning authority. The design and planting scheme should be informed by the Ecological Appraisal and should reflect the local conditions and species of interest. The details shall include the following: A. detailed maintenance plan, B. details of its construction and the materials used, C. a section at a scale of 1:20 showing substrate depth of 100mm and D. full planting details including species showing planting of at least 16 plugs per m<sup>2</sup>. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3, CC4, D1, and A3 of the London Borough of Camden Local Plan 2017.

- 9 Before the development commences, details of secure cycle storage area for 22 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 10 Prior to commencement, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 11 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy D1 of the London Borough of Camden Local Plan 2017.

- 12 The auditorium and café shall not be used between 23:00 hours and 07:00 hours the next day Monday to Sunday except on Christmas Eve, New Year's Eve and the annual prayer vigil. The multipurpose fitness studio shall not be used between 23:00 hours and 07:00 hours the next day Monday to Sunday except when used as the emergency night shelter (ten Saturday nights between November and January) and for supervised youth group sleepovers (twice a year).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 13 Before the first occupation of the development, the security details as set out in the 'Response to designing out crime' prepared by Lichfields dated 11/05/17 hereby approved shall be provided in full and retained and maintained as such thereafter.

Reason: To provide safer environments and contribute to community safety in accordance with policies C5 and D1 of the London Borough of Camden Local Plan 2017.

- 14 Prior to first occupation, the windows at 1st level on the rear elevation shall be obscure glazed and the windows at 4th floor on the rear elevation shall have screens (with vertical aluminium fins) as shown on the plans hereby approved and shall be retained as such.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 15 Before the use commences, the extract ventilating system and plant shall be provided with sound attenuation (silencers and acoustic louvres) in accordance with the Acoustic Report prepared by CharcoalBlue dated 8/6/17 hereby approved. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy G1, A1, A4, D1 and CC1 of the London Borough of Camden Local Plan 2017.

- 16 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. This should include details of the planting screen to the terraces at 5th floor level and 3rd floor level.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

- 17 Prior to commencement of development (excluding demolition and site preparation works), full details of the mechanical ventilation system including air inlet locations and details of filters shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler stack and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of future occupiers and to safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 18 Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value  $D_{nT,w}$  and  $L'_{nT,w}$  of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of future occupiers in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 19 A 0.7m high screen, details of which shall have been submitted to and approved in writing by the local planning authority, to be installed at the rear of the 1.1m high planter on the third floor (so that the planter with screen would be 1.8m from the floor level of the third floor terrace) prior to commencement of use of the roof terrace and the planter with screen shall be permanently maintained and retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.